

## \$229,500 - 304 2207 44 Avenue, Edmonton

MLS® #E4447846

**\$229,500**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

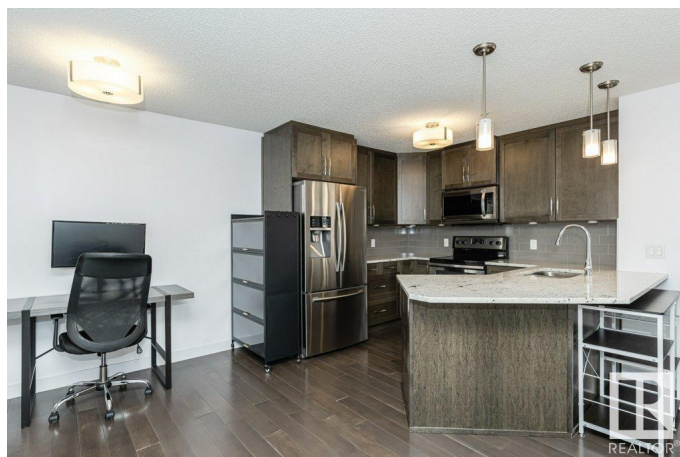
Larkspur, Edmonton, AB

Welcome to Aspen Meadows, where modern elegance meets everyday convenience! This stunning 2-bedroom condo offers a bright, spacious open-concept layout with soaring 9-ft ceilings and beautiful engineered hardwood floors throughout. The chef-inspired kitchen features full-height cabinets, granite countertops, a ceramic backsplash, stainless steel appliances, and a large island perfect for entertaining. Enjoy a relaxing primary bedroom with private ensuite, a main 4-piece bath, convenient ensuite laundry, and secure underground parking. Step out onto your beautiful balcony – ideal for morning coffee or evening unwinding. Located close to golf, public swimming, schools, shopping, and transit, Aspen Meadows offers the perfect blend of style, comfort, and an unbeatable location. Don't miss your chance to call this exceptional home yours!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447846  |
| Price          | \$229,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 874       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 304 2207 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T2            |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Recreation Room/Centre, Secured Parking, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 1                                                                                                                                |
| Parking        | Heated, Parkade, Underground                                                                                                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 30         |
| Condo Fee      | \$597           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 12:47pm MDT